

**Resolution to adopt the recommendation of the Rural Zoning
Commission of Franklin County, Ohio
Case #ZON-09-30
(Economic Development & Planning)**

WHEREAS, Case #ZON-09-30: The owner/applicant is National Lime and Stone Company. The agent is Brian Barger. The location is 195 Jackson Street, parcel identification number 150-000007. Requesting to rezone from the Rural district to the Excavation and Quarry (EQ) district; and

WHEREAS, on December 9, 2009, the Franklin County Planning Commission recommended conditional approval of the proposed rezoning to rezone from the Rural district to the Excavation and Quarry (EQ) district to allow for a sand and gravel operation with the following conditions:

1. The applicant executes a conservation easement, allowing for trail development, along the west property line extending a distance of at least 200 feet from the top-of-bank of the Scioto River. Satisfaction of this condition will be determined by the Franklin Soil and Water Conservation District.
2. The applicant obtains all necessary federal and state permits.
3. The applicant obtains a conditional use permit from the Franklin County Board of Zoning Appeals prior to any earth-moving activity.
4. The applicant obtains an NFIP development permit from the Franklin County Economic Development and Planning Department prior to any earth-moving activity.
5. The applicant obtains a certificate of zoning compliance from the Franklin County Economic Development and Planning Department prior to any earth-moving activity. Proof of compliance with federal and state permits must be submitted at the time of application.

WHEREAS, on March 18, 2010, the Franklin County Rural Zoning Commission conditionally approved the proposed rezoning to rezone from the Rural district to the Excavation and Quarry (EQ) district to allow for a sand and gravel operation with the following conditions:

1. The applicant executes a conservation easement, allowing for trail development, along the west property line extending a distance of at least 200 feet from the top-of-bank of the Scioto River. Satisfaction of this condition will be determined by the Franklin Soil and Water Conservation District.
2. The applicant obtains all necessary federal and state permits.
3. The applicant obtains a conditional use permit from the Franklin County Board of Zoning Appeals prior to any earth-moving activity.

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4. The applicant obtains an NFIP development permit from the Franklin County Economic Development and Planning Department prior to any earth-moving activity
5. The applicant obtains a certificate of zoning compliance from the Franklin County Economic Development and Planning Department prior to any earth-moving activity. Proof of compliance with federal and state permits must be submitted at the time of application.
6. Only "wet" method extraction of sand and gravel may occur on this property; no dewatering or pumping of groundwater may occur.
7. The site must be developed and operated at all times as indicated in the submitted application and accompanying materials.
8. Any mining operator on the site must comply with and receive necessary permits from the city of Columbus as outlined in the Columbus City Code Chapter 1115 – Wellfield Protection.
9. Truck traffic must avoid the residential streets in Shadeville. The quarry operator must install signs along the access drive to inform truck drivers not to use the residential streets.
10. The applicant must work with Hamilton Township to form a Community Advisory Board to allow residents an opportunity to raise concerns with the operation of the quarry. The committee must provide quarterly reports to the Franklin County Economic Development and Planning Department and Hamilton Township Trustees.
11. National Lime and Stone must work with the Franklin County Sheriff's Department to arrange and pay for a deputy to patrol Shadeville if operation commences prior to the realignment of SR 317.

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF FRANKLIN COUNTY, OHIO:

Section 1. That the action of the Franklin County Rural Zoning Commission is hereby sustained and the application of National Lime and Stone Company (Owner/Applicant), 195 Jackson Street, Lockbourne, Ohio, being application no. ZON-09-30 hereby is conditionally approved with the following conditions:

1. The applicant executes a conservation easement, allowing for trail development, along the west property line extending a

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distance of at least 200 feet from the top-of-bank of the Scioto River, including any wetlands delineated adjacent to the proposed easement area. Satisfaction of this condition will be determined by the Franklin Soil and Water Conservation District.

- This addresses the South Central Accord's recommendation to provide public access to river corridors, allow the establishment of a multi-use trail and provide a buffer between the operation and river channel.
2. The applicant obtains all necessary federal and state permits.
 3. The applicant obtains a conditional use permit from the Franklin County Board of Zoning Appeals prior to any earth-moving activity.
 4. The applicant obtains an NFIP development permit from the Franklin County Economic Development and Planning Department prior to any earth-moving activity.
 5. The applicant obtains a certificate of zoning compliance from the Franklin County Economic Development and Planning Department prior to any earth-moving activity. Proof of compliance with federal and state permits must be submitted at the time of application.
 6. Only "wet" method extraction of sand and gravel may occur on this property; no dewatering or pumping of groundwater may occur.
 - This condition addresses the South Central Accord's recommendation to control water withdrawals associated with mining to avoid negative impacts on water supply.
 7. The site must be developed and operated at all times as indicated in the submitted application and accompanying materials.
 8. Any mining operator on the site must comply with and receive necessary permits from the city of Columbus as outlined in the Columbus City Code Chapter 1115 – Wellfield Protection.
 9. Truck traffic must avoid the residential streets in Shadeville. The quarry operator must install signs along the access drive to inform truck drivers not to use the residential streets.
 - This will help minimize truck traffic in Shadeville as recommended by the South Central Accord.
 - The Ohio Department of Transportation is currently in the planning stages to realign SR 317 with SR 665. The project

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is anticipated to begin construction in 2012, once complete truck traffic through Shadeville should be eliminated completely.

10. The applicant must work with Hamilton Township to form a Community Advisory Board to allow residents an opportunity to raise concerns with the operation of the quarry. The committee must provide quarterly reports to the Franklin County Economic Development and Planning Department and Hamilton Township Trustees.
11. National Lime and Stone must work with the Franklin County Sheriff's Department to arrange and pay for a deputy to patrol Shadeville if operation commences prior to the realignment of SR 317.

MLB

Cc: Franklin County Economic Development and Planning Department